

# Appendix

1. Site Analysis
2. Precedents
3. Community Workshop Summary Notes

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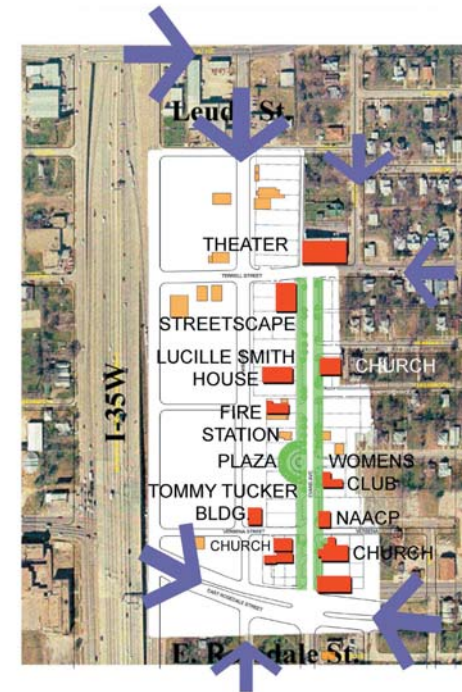
1. Analysis

ANALYSIS: CLIMATIC SYSTEMS



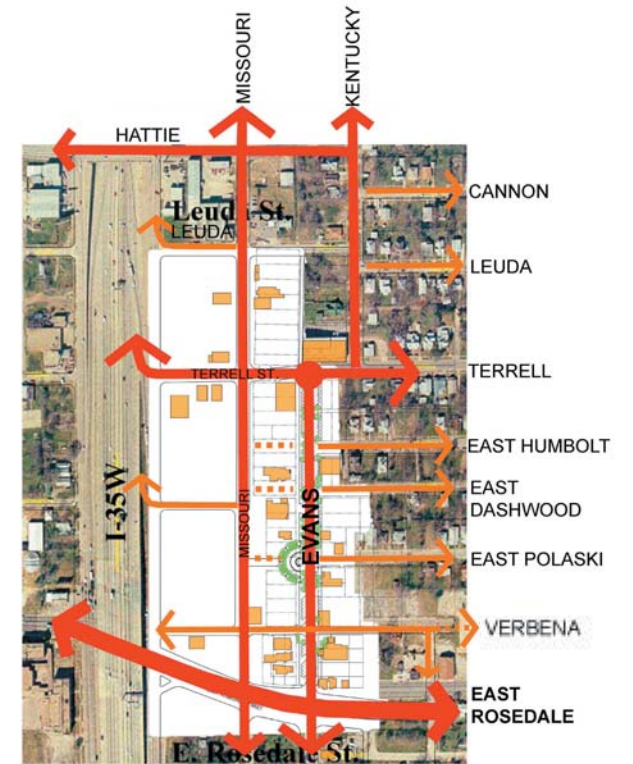


ANALYSIS: GATEWAYS & LANDMARKS

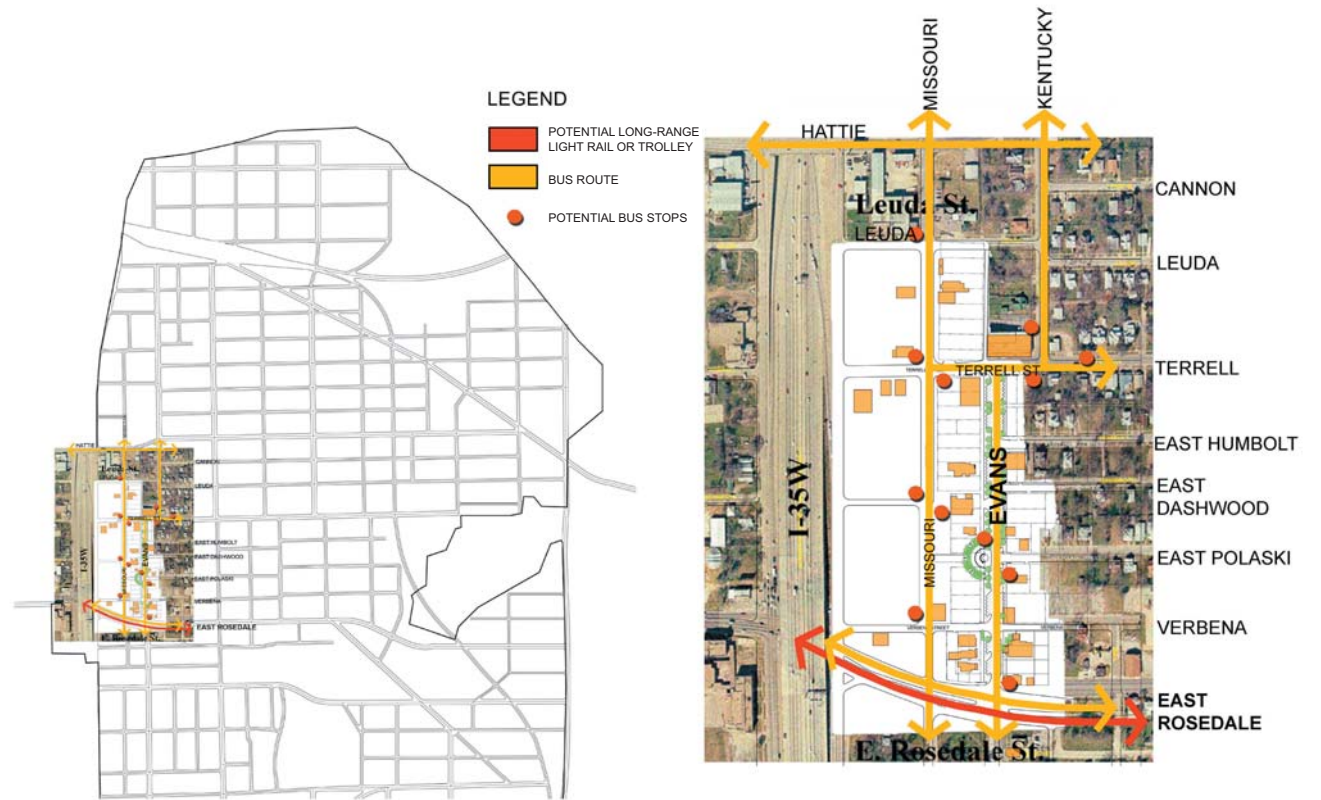




ANALYSIS: VEHICULAR CIRCULATION



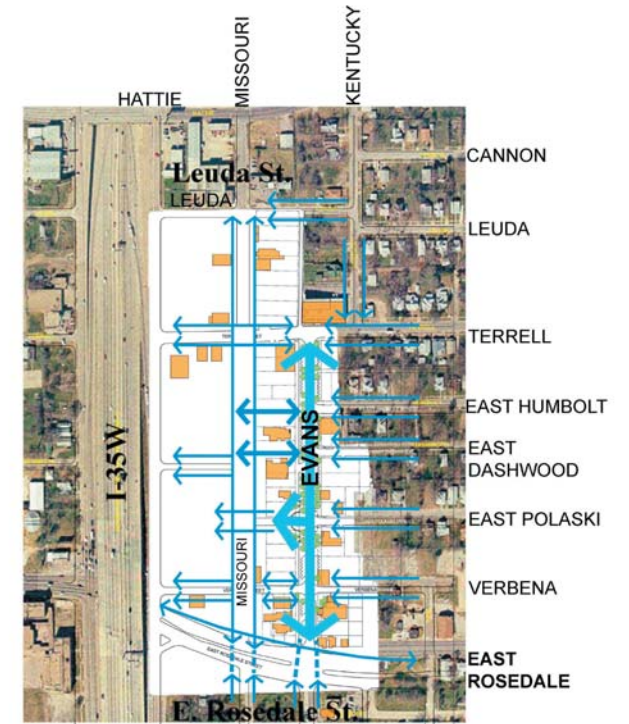
POTENTIAL PUBLIC  
TRANSPORTATION ROUTES







ANALYSIS: PEDESTRIAN CONNECTIONS





ANALYSIS: EXISTING TREE LOCATION PLAN



ANALYSIS: POTENTIAL RETAIL  
& USE ZONES





ANALYSIS: EVANS AVENUE ENERGY CENTERS



PROPOSED SCHEMES



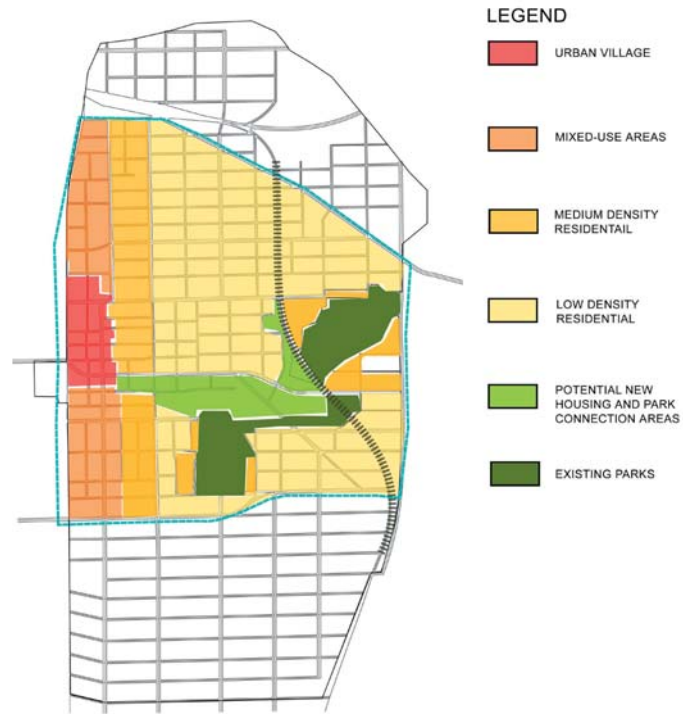
SCHEME A

- LEGEND
- HERITAGE & ENTERTAINMENT
  - PUBLIC FACILITIES
  - RETAIL
  - OFFICES
  - INSTITUTIONS
  - ABOVE-GRADE HOUSING
  - ON-GRADE HOUSING
  - GREEN SPACE
  - TREES



SCHEME B

ANALYSIS: LINKAGE PLAN &  
SITE CONTEXT



OVERALL LINKAGE PLAN



EXISTING SITE & IMMEDIATE CONTEXT





### 2. Precedents

Capitol Gateway Vision  
Atlanta, Georgia

Predominantly African-American neighborhood

Developed a vision for the Capitol District on the eastside of downtown Atlanta

Provided master planning and landscape architectural services for a new significant linear park connecting historic Oakland Cemetery with the State Capitol

Designed by EDAW, Praxis, 3/Verge, and Urban Collage



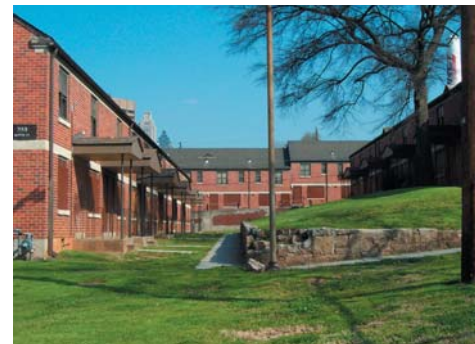
Capitol Homes  
Atlanta, Georgia

Predominantly African-American neighborhood

Created master plan and landscape design for the redevelopment following traditional neighborhood development principles

Integrated a diversity of land uses and housing types to include mixed-income

Designed by EDAW, Praxis, 3/Verge, and Urban Collage





## Analysis, Precedents and Community Workshop Notes

Dobbs Plaza  
Atlanta, Georgia

Predominantly African-American neighborhood

Created a memorial and park area honoring John Wesley Dobbs, the unofficial "mayor" of the Sweet Auburn neighborhood, for the Corporation of Olympic Development for Atlanta

Infused Afro centric design elements utilizing Adinkra patterns in granite paving and cortin steel grillwork openings as well as elements of the stone masonry from the wall of Great Zimbabwe

Designed by Stanley, Love-Stanley and EDAW



## Analysis, Precedents and Community Workshop Notes

Targeted Area Redevelopment Plan  
Augusta, Georgia

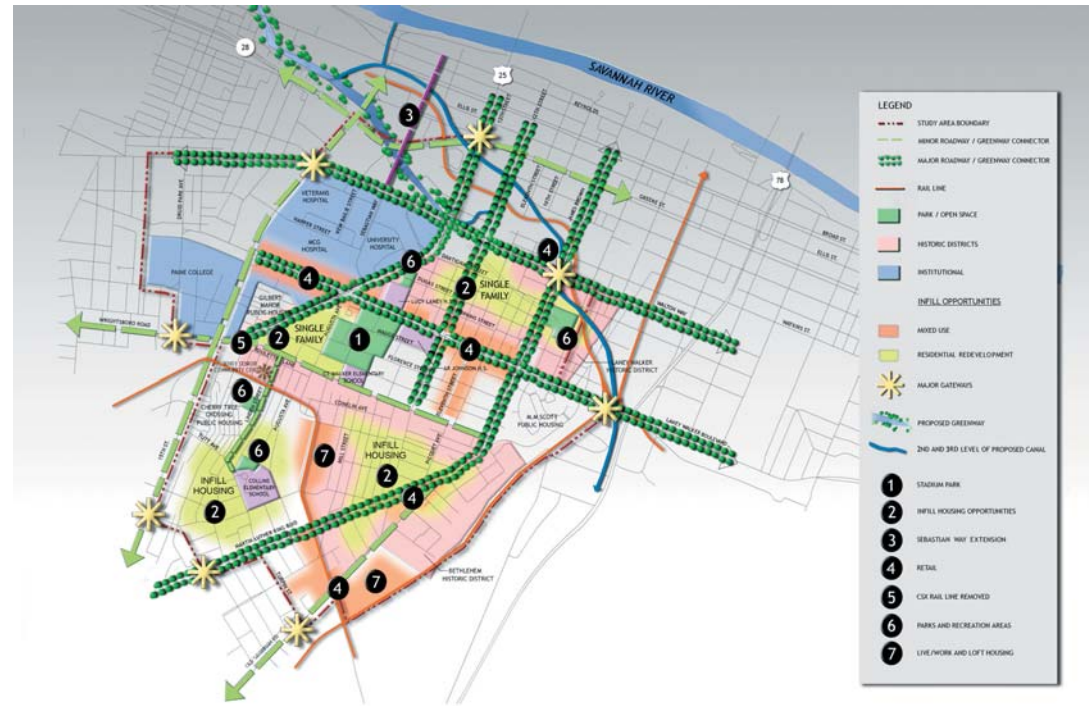
Predominantly African-American neighborhoods

Developed a revitalization strategy to  
coordinate and leverage funds in the area

Included surveys of demographics, economic  
conditions, traffic patterns, housing conditions,  
and land use and zoning patterns

Intended for use by the City to secure  
designation of the area as a Neighborhood  
Revitalization Strategy area under the  
US Department of Housing and Urban  
Development Guidelines

Designed by EDAW and Trinity Plus One Consultants





East Macon Neighborhood Plan  
Macon, Georgia

Predominantly African-American neighborhood

Developed a neighborhood plan to promote an economically and functional neighborhood

Developed the following goals:

- 1) Establish a neighborhood identity
- 2) Attract quality development
- 3) Provide neighborhood connectivity
- 4) Create an open space network

Designed by EDAW





## Analysis, Precedents and Community Workshop Notes

Beall's Hill + Central South Neighborhood Master Plan  
Macon, Georgia

Predominantly African-American neighborhood

Developed a neighborhood plan for this in-town neighborhood

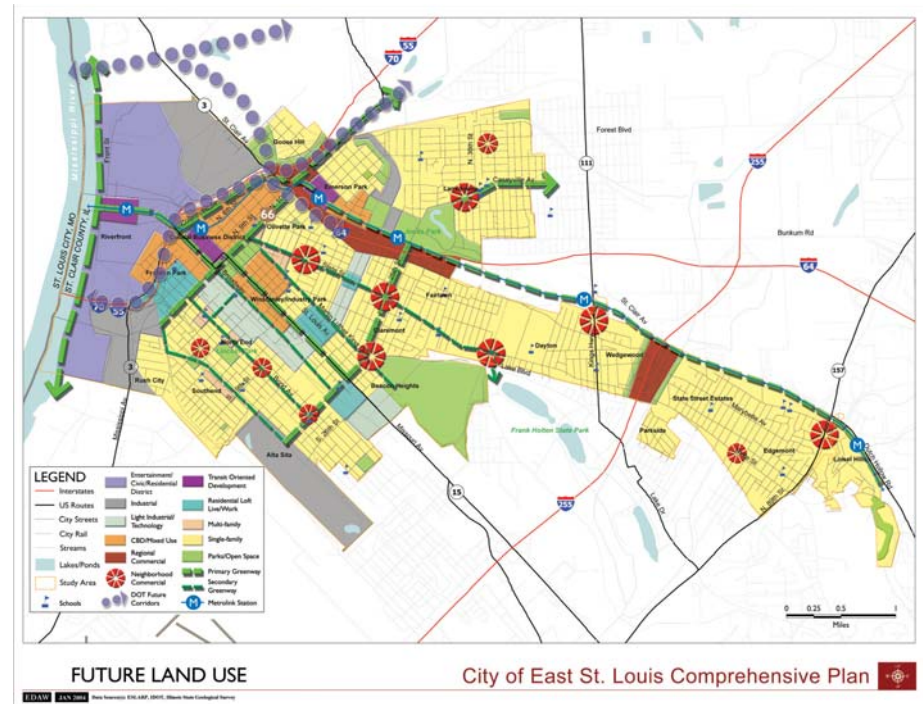
Included feasible implementation strategies, clear and creative development guidelines, measure to protect natural and historic resources, and direction for the efficient provision of infrastructure and public services

Designed by EDAW



# Evans & Rosedale Urban Village Master Plan

Designed by EDAW





## Analysis, Precedents and Community Workshop Notes

Selma to Montgomery  
National Historic Trail Selma to Montgomery, Alabama

### Predominantly African-American neighborhoods

Developed a comprehensive management plan and environmental impact statement for the historic trail

Defined roles and responsibilities for agencies, organizations, and local interests that will participate in the trail experience

Designed by EDAW



### 3. Community Workshop Summary Notes

The following information represents the summary of public input obtained during the August 21, 2004 Community Workshop held as part of the Evans & Rosedale Business and Cultural District master planning effort. Members from the community rotated through four special topic sessions related to the master plan – they included: the proposed Library & Health Center, Housing, Commercial Development, and Open Space and Culture.

Three new public facilities have been funded by the City of Fort Worth to locate in the Evans & Rosedale Urban Village to help stimulate growth and development of the neighborhood. The library will be the new Shamblee Public Library branch, relocated and expanded from the South Side Community Center. The Public Health Center will be relocated from its current location and is the City's major organization to inspect restaurants and food services and to promote better health through outreach programs. The Tommy Tucker Building is a historic structure, which will be used as a community resource.

#### 1. What are the features and services you would most like to see in the new Library?

- Botanical Research Center for kids
- Gang prevention center
- Parenting classes
- Classes on ecology system for kids
- Books
- Media
- Computers
- Announce when there is a book signing; display banners outside
- Beautiful landscape
- More computers
- Typewriter
- More space
- Children's art
- Conference room for different meetings
- Music, sound room, book making, technology, religious sections

#### 2. Where in the Urban Village do you think the Library should be located?

- Locate near Tommy Tucker
- Locate next to the Tommy Tucker Building
- Locate in residential area
- Locate near book store, conference rooms

#### 3. What do you think the new Library building should be like?

- Should be open, well lit, generous and should provide seating-circular
- Painting on wall / wall art
- Design should be based on all the modern libraries
- More art – open to the outdoors

#### 4. What aspects of the new Library would make you most likely to use its facilities?

- Rotating exhibits
- Variety in selection of books
- Computers sometime there is waiting
- Literature, books, conference room

#### 5. What other uses do you think would best complement the new Library?

- Classes, writers groups, gallery
- History about Evans & Rosedale

#### 6. What are the features you would most like to see the new Public Health Center have to benefit the community?

- Should be appealing
- Provide health fairs
- Expanded food and nutrition classes
- Open (glass wall)
- Natural light

#### 7. Where in the Urban Village do you think the Public Health Center should be located?

- Boundary should be near I-35
- Locate around the Plaza
- Locate so it can be seen
- In residential area; Think you should move this building close to Allen & I-35

#### 8. What do you think the new Public Health Center building should be like?

- Blend with look of community
- 2-story brick building with a ramp
- Roomy, accessible, friendly, firm

#### 9. Since the Public Health Center will bring a number of staff to work in the Evans & Rosedale Urban Village, how can the neighborhood best benefit from these new workers?

- Attract businesses
- More information about different issues
- Some don't have public transportation, they could walk
- By providing jobs and bringing businesses
- Food handlers permits, adult cooking class

#### 10. What ways would you like to see the Public Health Center reach out to deal with health issues in the Evans & Rosedale Community?

- Provide training
- Free vaccinations and educational information

#### 11. The Tommy Tucker Building has a historic meaning for many in the neighborhood. What does it mean to you?

- Recognize the historic importance to the community
- I did not go there, but from friends who did it was a great experience
- Not going across town to a private school
- Place where people have pride

#### 12. Do you think that it is important that the Tommy Tucker Building becomes a symbol of heritage for the community?

- Yes
- Yes; Because a lot of professionals attended Tommy Tucker

#### 13. How can public art, and places to exhibit and perform artistic pieces, become part of the new Library, Public Health Center and Tommy Tucker Building?

- Transition, connection, inspiration
- Art can entice people to come and visit Library / Public Health Center / Tommy Tucker building
- People will come do a variety of things at the same place
- Poetry, acting, performing arts

#### 14. What other issues for the Library, Public Health Center and Tommy Tucker Building do you think should be discussed?

- Educational tools – information on health issues
- Something that attracts people
- Police substation – people need security (feel secure)
- Accessibility, usage, space and location
- Kid's art
- Glass wall / open area – light in both library and health office
- Museum in library



WORKGROUPS REPORT THEIR SESSION RESULTS



### Community Commercial Needs:

- First Class Developments
- Focus on A/A Products
- Document Western Flavor
- Support A/A Business Development
- Good Restaurants
- Elder care/Living Space
- Tourist Attractions Re: A/A Lifestyle
- Linkage to Larger markets
- Fire Station Appropriate to District?
- Encourage production vs. Consumption
- Diverse Types of Businesses
- Retail Around Plaza
- Branding: Create Identity Opportunities

### Services Focus:

- Bank, Drugstore, Drop-Off Dry Cleaners, Shoe Repairs, Grocers; Card shop/Gift Shop/Souvenirs; Gas Station, Business Association; Copy Center/ Graphics; Shuttle Service; Security/District Safety

### Arts and Related Businesses:

- Duplication Center; Gallery, Theaters: Movies, Multi-Use, Live Theater, Performing Arts Venues.

### Commercial Businesses/Youth

- Focus on Youth: Kid's Club; Culinary Arts Training; Computer Center/Technology Center; Video Arcade; Invention Center ( science, math, arts); Tutorial Center/Education Center; Child Care Center, Recreational Center

### General:

- Need better structures and transportation to support minority business people
- Need a business district focused on A/A Products etc.
- Need shuttle to take people from downtown to Evans Rosedale
- Need to engage CVB to promote Evans and Rosedale
- Need African American Point of destination for visitor "place"
- Need to access the larger market to raise the level of heritage education
- Need to encourage a diversity of businesses ( local and unique)
- Need business association to create framework for business district branding and identity
- Need to determine what will be supported
- Need to specify uses and opportunities
- Need to identify employers and employees in the area
- Need to define the importance of tourism as a market
- Need to establish parking types and uses from multi-level parking to parking on street to all being open and visible
- Need to relate all new uses to new public facilities.



COMMUNITY MEMBERS REPORT THEIR GROUP RESULTS





## HOUSING OPPORTUNITIES

- Housing Diversity
  - Density @ Urban Village
  - Mixed Use
  - Multi-Family in Expanded Area
  - Single Family Infill
  - Town home Infill
- Housing Types:
  - Up-Scale – Loft for Young Professionals
  - Affordable – Create Incentives
    - Lending Institutions
  - 'Entry-Level' @ Infill, Comparable to Existing Stock
  - Gated Communities (?) (Further North of immediate area)
  - Provide Higher Income Housing Options within Neighborhood
  - Cluster Housing Types
- Urban Village –
  - Density Immediately (in Urban Village)
  - (Future) Opportunities in Expanded Area
- AFFORDABILITY
- Balance of Economic (diversity) to maintain ambience of Neighborhood
  - Young Professionals
  - Young Parents – Starter Homes
  - Senior
  - Assisted Living
  - Don't Drive out current A-A Residents
- (E&R) Originally Mixed (ethnic) Community
- Create 'Neighborhood' – Community Feel/Pride
- Mixed-Use – 2-Story Max
- Youth Input:
  - 2-Story, Open Plan like lives in now
  - 2-Story, 'Public' (spaces) down, 'private' (spaces) up
  - 1-Story, Spacious
- Renovation of Existing not Demolition
- NEZ – Neighborhood Empowerment Zone
  - Tax Freeze to Pre-Renovated Value
  - (Apply to both) Renovation & New Construction
  - Partner with Lending Entities
- Architectural Tie Between Old & New
- Historic Streetscape that has been lost to be Guide for New Infill
  - Compatible (with) Context
- Preserve Houses on Terrell
  - Historically Significant
  - Standards for Development, esp. w/ Historic Context
- Retain Architectural Integrity
  - Lg. Rooms (Adequate Size)
- Preservation of Fabric
- Diversity w/ Styles & Density
- Use Alley Networks
  - Garage Apartments
  - Service Drives
  - City Maintenance w/ Use
  - Takes away from Backyard
  - Security Issue
  - Alleys Given back to Residents
  - Detached Garage w/ Apt for Revenue
  - Mother-In-Law Suites
- Streetscape Design – Rooftop Access
- Old School Potential for Renovation – R. Vickery Elementary School
- Historic Nature of Pedestrian (walks)
  - (Take) Lighting in Urban Village throughout Expanded Area
  - Street Details
- Maintenance – Material Selection (for durability)
- 'Eyes' on Parks reduces Crime
  - Housing
  - Amphitheater
  - Juneteenth Back to Park
- Youth Patrol
  - Clean Neighborhoods
  - Design Street Furniture (with) Trash (Receptacles) (public art component)
- Further Development of Parks
- Open Space/Amphitheater @ Hillside Park
- Hillside Park – Asset for Housing Opportunities
- Housing Used to Connect Parks
- Terrell (Ave) connection (between Urban Village & Park)
- (Don't) Drive into "Bat Cave"
- Senior Housing
  - Churches (sponsored)
  - City Sponsored/Supported
  - Hospital/Assisted Living (facilities)
  - Walkable to Services
  - Independent/Assisted Living/Nursing – (provide) Full Transition
  - Walkable to Park/Open Space
- 'Cluster' Senior Housing with Helper
- Transitional Housing (for homeless) – Is there a tolerance (if) Youth Emphasis?
- Design Guidelines for (future) Development
- Suburban Style vs. Urban Model (Gated Community?)
- NO GATES – NO BARS OR SHADES
- Colors

- Historic
- Lively Colors/Streetscape
- Porches & Sidewalks!! (No 'Full Garage' Elevations)
- No Cookie-Cutter Housing
- Check on future RR (railroad) R.O.W. – (will it) Stay Active?
  - Check on re-routing
- Long-Range – Utilize RR Line for Future Transit – Light Rail
- Overgrowth/Maintenance Issues
  - Vacant Lots – How to Assemble for Re-Development
  - Streamline Foreclosure Process
- Landscape Req's.
- Adequate Lighting – Extend Lighting Stds from Plaza thru Neighborhood
- Attractive Elements
  - Size/Room Size
  - Location
  - Environment – Low Crime
- Re-Create 'Community' with Garage Placement not at the Front
- Back-drive approach from Alley
- LIVE-WORK ABILITIES!!
  - Vertical Access with Elevator/Chair Lift
  - Cluster Support
  - Starter
  - Rental vs. Single-Family (Owner-Occupied)
- Incentives to Bring in Entrepreneurs/Artists
  - Housing – Artists' Communities
- Artists Enclave associated with Open Space Environment
- Walk-up apartment – Smaller Scale
  - Multiple Entries from Street
  - Zero-Lot/Garage Homes
- No 'Gated' Communities
- City Development – Better Incorporation into Community
- Cluster of Diverse types of Housing
  - 'Compound' – Multi-Generational
- Group Living for Young Children?
  - Next door to homeless shelters...
  - Accept if done RIGHT!! SENSITIVE
- Coordinate New Development with Transit Routes
- Links & Lineage – Sculpture Depiction integrated into Public Art
- Federal Subsidies for Mixed Income Neighborhood

## Cultural Heritage & Tourism

- Create a brand for the community – "sankofa brand" with horse looking back - tie to the western heritage
- Need a strategic plan to capture the 47,000 people that are within walking radius of Evans and Rosedale
- Who has come out of this community? How do we document and display info on these significant figures?
- Document African-American rituals of the community - use the plaza as the focal point - Masons, Men's Group, Black Cowboys/ Circle 5 Ranch, parades & marching bands
- What is the broader African-American Rosedale & Evans connection to the rest of the City? This story should be presented.
- Document the Civil Rights movement in Evans & Rosedale area
- Need more people walking and visiting the community
- Investigate public art and the role of community churches
- Community achievers - Dr. James Cash with Microsoft
- "Texada" owner of 1st black hair salon in Ft. Worth and was located in Evans & Rosedale
- Celebrate Madame Walker's contribution to the community and greater Ft. Worth - at one time she had a salon in Evans and Rosedale
- Video interviews with community elders - build upon the efforts of Ms. Opal Lee, Harvey Pease, and CCH
- A major program by the Library - when recording the history of the community document it completely - no "snippets"
- Partner with the arts community & use/build upon what has been done
- Arts Council of Ft. Worth provides cultural programs - need to forge a strong relationship with this organization
- Need an educational facility/workshop - to support guilds: involve children, master teachers, tourist attraction. Example the CORE program in Houston
- Other performances could include using local talent as actors, set designers and builders. Incorporate an educational component - apprenticeships, etc.
- Tap into local celebrities' foundations/efforts - Debbie Allen and Erika Badu - currently there is no performance arts curriculum in the public education system
- Use the Sister-City connection with Swaziland to promote local community artists exchange
- Public art should celebrate local heroes



## Analysis, Precedents and Community Workshop Notes

- Use local artists to develop businesses that promote local history and prominent individuals
- Celebrate the significant western heritage - record the heritage and history of black cowboys - "Gooseneck", EH Green with railroads
- Promote the roles of black cowboys - Nat Love
- The play "the Wilderness" is a good example of a seasonal community production that could be used as a model
- The connections between the black Indians and slaves - explore
- A community play to celebrate the rich history - cowboys, slaves, Indians
- Note the Native American & Hispanic relationships within the community
- Investigate Chad Bowman's collection

### Performance & Retail Space

- Auditorium is needed for community performances - 300 seats
- Open air theatre around the plaza
- Celebrate both the historic artist and contemporary artists of the community - promote their work in the new planned facilities for the community
- Lucille Smith structure - perhaps build a replica to serve as a cooking school, bed & breakfast
- Reconstruct a bigger better Lucille Smith's house - cooking and etiquette classes - pass on traditions and fund raising opptys, doll and tea parties with black emphasis,
- Memorialize Ms. Lucille Smith's memory & history - we may not need to restore the structure. Ms. Smith's contributions - first hot roll mix, recipes, "mother of Texas cooking"
- Consider Ms. Opal Lee's house on Terrell possible museum
- Critical mass is required for small businesses and cultural enterprises to survive - Mr. Percy former gallery owner - Profiles In Pride
- Dr. Eddie McAnthony - another gallery owner
- Youth artists opportunities are needed - workshops and retail
- Artists community around the park - "Brandywine" model - one stop shop for artists services and facilities - print production, media- dvd, silk screening, lithographs
- Artists economic ventures - classes, vending
- A place for artists to display and sell their wares - Tommy Tucker Bldg?
- Museum of Quilts? Festivals in Chicago and Houston provide examples
- Identify a means of passing on the tradition/craft of

- quilt making -several quilters in the community
- Hotel for tourists- perhaps a boutique hotel, but need the tourist first
- Relocate small shot guns to plaza area - to serve as potential retail locations for artists, etc.
- Jazz museum - documenting the legacy
- Jubilee Theatre - "Rudy" - what can we do to bring people in for live performances? Need retail and galleries, mixed cultural audiences, tourists
- Book publishing was a former enterprise in the community - some new efforts have begun - recently published poet - Anthony Douglas

### Parks

- Consider name change of the park - promote a positive image and community ownership - e.g. "Our Park" or "Southside Community Park"
- Activate the parks - take advantage of climate and promote outdoor performances - Amphitheatre!
- Animate the parks and connect them - incorporate historic styles, use buggies, and horses
- Existing parks do not work - no visibility, don't know they are there, unsafe, no access
- Improve the poor visibility in and around the parks
- Make linkages to every park - 5 min walk to every greenspace
- Create linkages to the parks
- Link the greenspaces to the business district - with shaded and green connections along the way
- Parks should have more programming, pools, natural swimming areas bike riding, trails, ponds with ducks, skating areas, areas for picnics and barbeques, kite flying
- More playground equipment - swings, bike paths, merry-go-rounds
- Parks need formal fields - Baseball and soccer
- Pavilions in the parks for chess playing & picnics
- Change the "bad elements" in the park - make them safer
- More friendly feeling and increased safety
- Mounted police/information officers in the parks - Black cowboy theme
- Bicycle police in the parks
- Park clean-up needed
- Parks should incorporate the historic style of parks
- Get people to the parks and to use them
- Hillside Park has great topo that should be taken advantage of
- Hillside Park as an outdoor performance venue where seasonal plays could be performed - Juneteenth
- Glenwood Park should include adjacent housing,

- ponds
- Glenwood Park as a Spiritual Center - representing international garden styles and extend along Terrell
- Parks to be ADA accessible and inviting to elders in the community
- Parks to create an "emerald necklace" connection throughout the neighborhood
- Adjacent to the park - live/work, mixed use, artist colony - attract the artist community into the area. They are generally the pioneers.

### Corridors

- Terrell Ave "Historic Black Row" - incorporate an interactive feature
- Terrell Ave & NY were the professionals resided within the community - should be highlighted within the community's story
- Public art opportunities include: Plaza - down Terrell St - to Glenwood Park and in the park
- Traffic calming is needed throughout the neighborhood

### Gateways

- Gateway art - I-35, Hattie Street, Lueda & Riverside, and Fabons/Rosedale
- Address the I-35 ramp/wall - make it more visually pleasing
- Address areas under the ramps - make them inviting and safe linkages to the community

### Plaza

- Plaza should serve as the jumping-off point for tourism - it should serve as the focal point
- Transit should link to the plaza
- Maintenance concerns with the plaza - watering of plants, trash cans, larger receptacles for community events, food and debris, mowing and weeding - all needed
- There needs to be programming for the plaza - underutilized - the community is not used to using it!
- Locate stores/retail on the plaza - make it a place where people want to go
- More green needed in the plaza - to cool off from the hot Texas heat
- Plaza should have a mix of uses
- Plaza should represent a mix of cultures
- An anchor project is needed on the plaza - e.g. and African-American Museum as a regional draw that will stimulate revitalization and attract people from beyond the Metro-Plex
- The plaza needs - food vendors, bookstore, open air

- performances, more shade
- Mall concept around the plaza - suggestion by Joshua - youth participant
- Large open spaces used for public art, sculptures in the plaza

### Implementation

- Implementation - the process. We do not have to recreate the wheel. Bring in experts w/best practices to demonstrate how to tailor efforts to the community.

### General

- Need more attractions for youth and young people
- Grocery store needed in the area
- Tommy Tucker - source of name former daycare. Original name "Our Mother of Mercy" first private educational facility for African-Americans





